

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Time Certain 2:00pm

Meeting Date: June 18, 2003

Division: District 1

Bulk Item: Yes ☐ No ☐

Department: Mayor Dixie M. Spehar

AGENDA ITEM WORDING:

Approval of the conceptual re-division and redevelopment of forty-three existing single family building sites and the reduction of commercial property in front of Key Haven, into forty-three larger single family lots with a small commercial service area.

ITEM BACKGROUND:

The front entrance of Key Haven has been zoned commercial since 1968. The area is scarified land that has been used by many people for various illegal purposes, which has caused friction and contention between the owners and the residential neighborhood. After numerous meetings, the community has achieved total endorsement of this plan.

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: _____

BUDGETED: Yes ☐ No ☐

COST TO COUNTY: _____

SOURCE OF FUNDS: _____

REVENUE PRODUCING: Yes ☐ No ☐ AMOUNT PER MONTH _____ Year _____

APPROVED BY: County Atty _____ OMB/Purchasing _____ Risk Management _____

DIVISION DIRECTOR APPROVAL:

Dixie M. Spehar

Mayor Dixie M. Spehar

DOCUMENTATION: Included ☒ To Follow _____ Not Required _____

DISPOSITION: _____

AGENDA ITEM # 21



old town key west development, ltd. • 201 front street, suite 310 • key west, florida 33040 • 305-294-3225
June 2, 2003

County Mayor Dixie Spehar,
500 Whitehead Street
Key West, Florida 33040

Dear Mayor Spehar:

Thank you for taking the time to allow us to introduce the concept of the re-division and re-development of 43 existing single family building sights and certain commercial property at the front of key Haven into 43 larger lots and a small commercial service area.

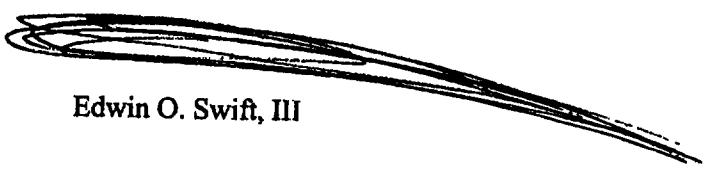
For over 35 years the front entrance of Key Haven has remained an ugly scarified commercial parcel of land used by many people to store tractor-trailers, sell cars and boats, camp and dump etc. The major land use designation is commercial and as such has remained a threat to the residents and a cause for great friction, escalating at times to open hostility between the owners and the residential neighborhood.

The following proposal will remove the commercial designation and re-divide the 43 existing approved sub-divided parcels into 43 much larger lots. No increase in the ultimate number of homes allowed is being requested. Only a reduction in commercial property to accommodate the larger lot size is contemplated.

It should be noted that the development order will request a recognition of a number of ROGO units (building rights) each year as an incentive to giving up the commercial land use and other considerations outlined in the development order request.

After numerous one on one with our neighbors and civic association board and open meeting presentations we may have achieved a total and enthusiastic endorsement of the plan. While there is little that can happen without criticism or at least someone protesting to date we have not heard a negative comment, only support.

Thank you,
For the developers,



Edwin O. Swift, III

EOS/mhc

Enclosure

Summary of Proposal

Key Haven Estates, Ltd., a partnership of Wayne Lujan and Edwin O. Swift, III, proposes the redevelopment of 43 existing subdivided single-family lots and approved residences on vacant filled property at the entrance to the existing Key Haven Subdivision immediately on the outskirts of the City of Key West, across U.S. Highway 1 from Stock Island in unincorporated Monroe County.

The proposal includes parcels that are now within the Improved Subdivision (IS), Suburban Residential (SR) and Suburban Commercial (SC) land use districts. The vast majority of those parcels not zoned Improved Subdivision will be rezoned to this designation in order to make the lots conform to the pattern already established by the existing Key Haven area, and to move unneeded remove the commercial land use that could would lead, when developed, lead to the need for additional employee housing and thus further the work force housing shortage, requirements. A small portion of the parcels zoned SC immediately behind the existing Texaco gasoline service station will be used for a service commercial facility to serve the population of the 550 single-family lots within Key Haven. The facility of less than 10,000 square feet will be limited to service commercial and professional offices to serve the immediate community. This approach is consistent with "new urbanism" principles that encourage the location of neighborhood commercial immediately adjacent to residences in order to decrease automobile trips and encourage pedestrian and bicycle access.

The principal design characteristics of the project are the following:

- All lots will be 1/3 acre to 1/2 acre in size, with some larger.
- All new lots will have landscaped walls as boundary.
- All new entry roads will have appearance, but not actual, gated entries.
- The project will provide a new heavily landscaped entry to the entire Key Haven Subdivision.
- Previously approved number of docks to serve the Enchanted Island portion of the development will be moved to a new location near the subdivision entrance at U.S. Highway 1 and will serve only the new landlocked lots; the docks will not constitute a new marina.
- The existing Key Haven Park will remain, with additional landscaping provided.
- Existing wetlands in the northeastern portion of the property will be preserved and enhanced.
- The entirety of reconfigured lots will be built out over a programmed 7-year period.
- Existing access along Key Haven Road, Alamanda Avenue and Key Haven Terrace will be maintained.

In order to implement the proposal, a development agreement, as allowed by the Monroe County Comprehensive Plan, has been submitted to the County in order to guide the adoption of the comprehensive plan and zoning, and the phased approvals for the construction of the roads, homes and docks.

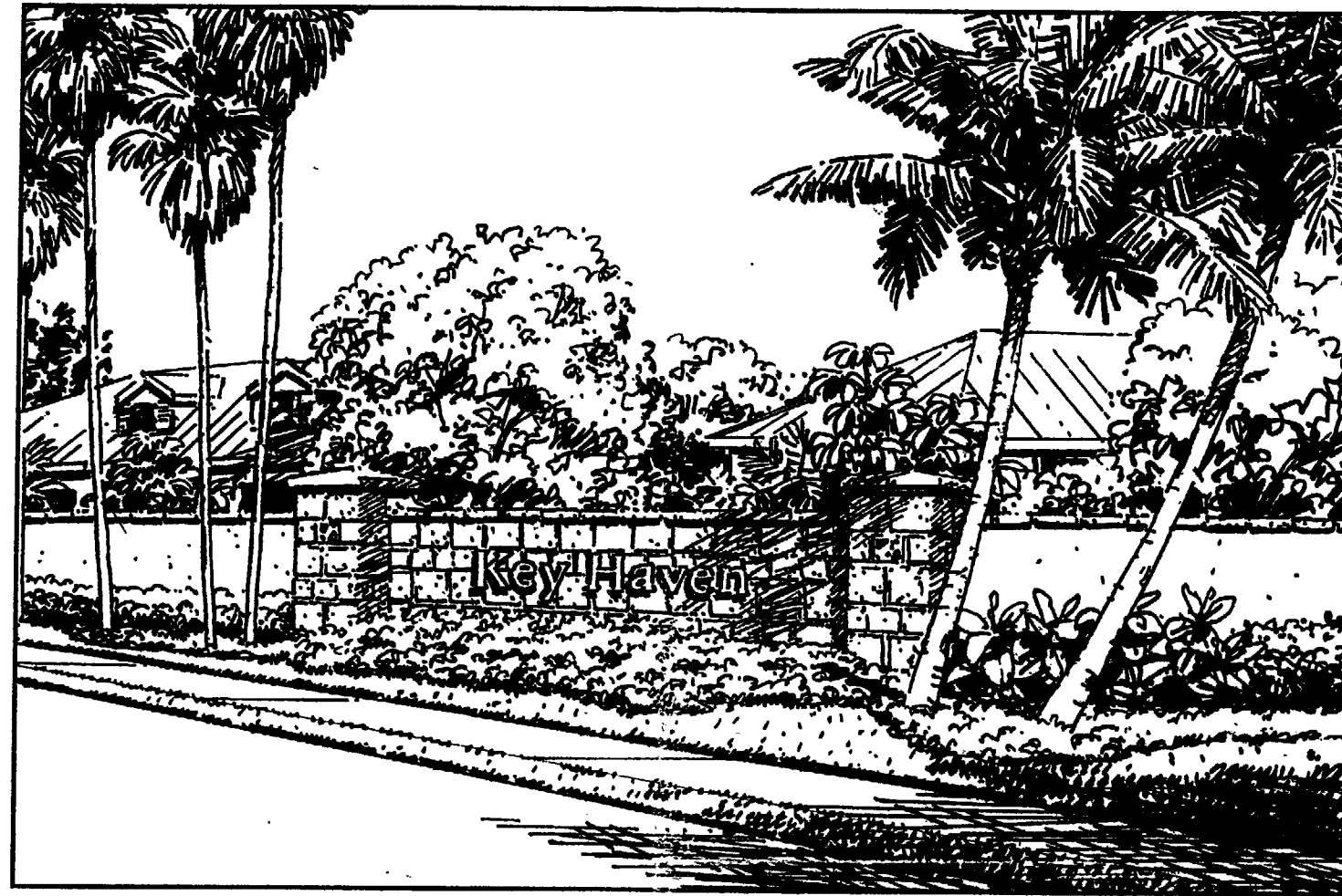
Design Approach

The design approach is simple and straight forward; the existing single-family lots in the Key Haven Subdivision located in the area between the sewer treatment plant and the Texaco service station will be relocated to vacant lands also owned by the applicant between Alamanda Avenue and Key Haven Terrace through which Key Haven Boulevard presently passes. The previously approved development of 16 homes on Enchanted Island will be included in the subdivision and the island density reduced to 10 single-family lots, with the remainder used on the area described above.

The total number of lots in the proposal The total lots now in existence (in both the existing Key Haven entrance area and the island) is 43. The new number of larger lots is 43. These new larger lots average 1/3 to 1/2 acre in size with some considerably larger.

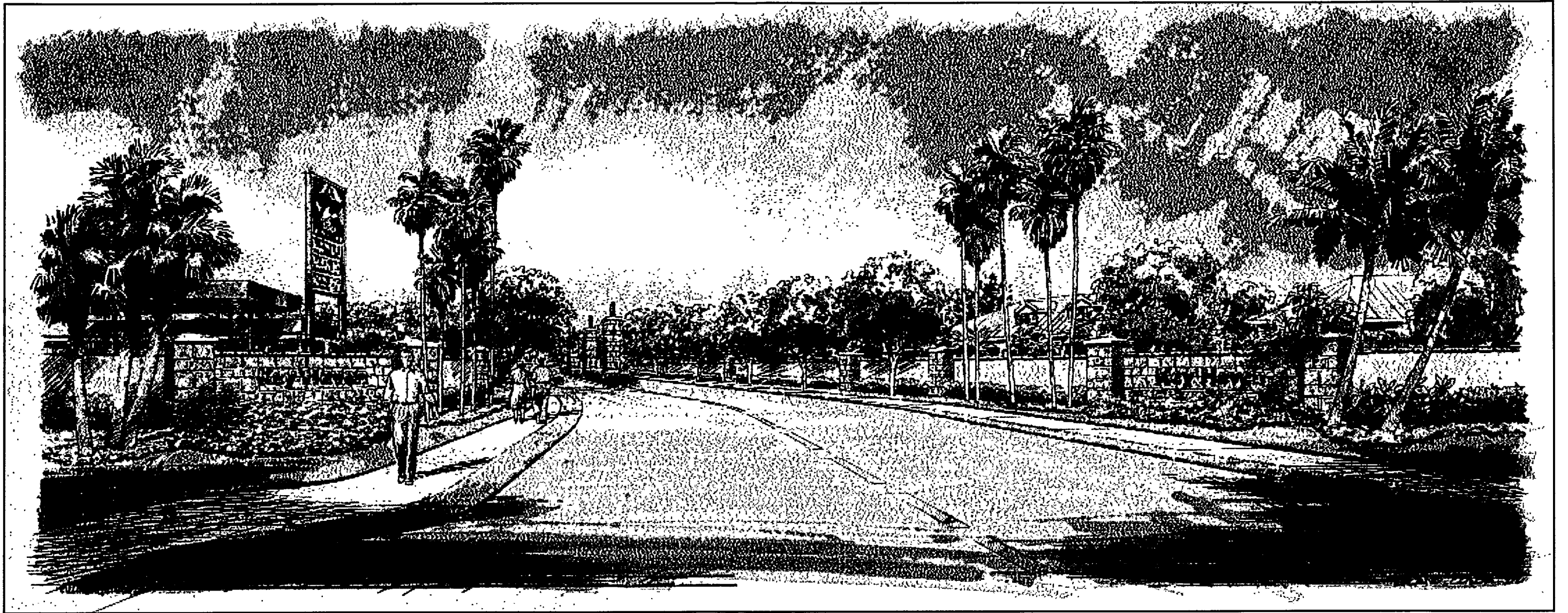
All areas surrounding the new larger lots will be heavily landscaped as shown in the attached drawings and new walls and signage will be added to the entrance to Key Haven and new walls along the perimeter of all new lots. The entrance to the new roads to be established and along existing Key Haven Road and Alamanda Avenue entries that appear as gates will be established, although no gates will be created.

The existing docks approved for the basin and to serve the development on the island will be slightly modified to provide at least 8 of the dock spaces on the basin at its southeastern corner. These will serve the lots that will not have frontage on the basin. If allowed by the State, additional docks will be created here to serve all of the 43 lots not having water frontage. These docks will not be operated as public marina and will not have general public access.

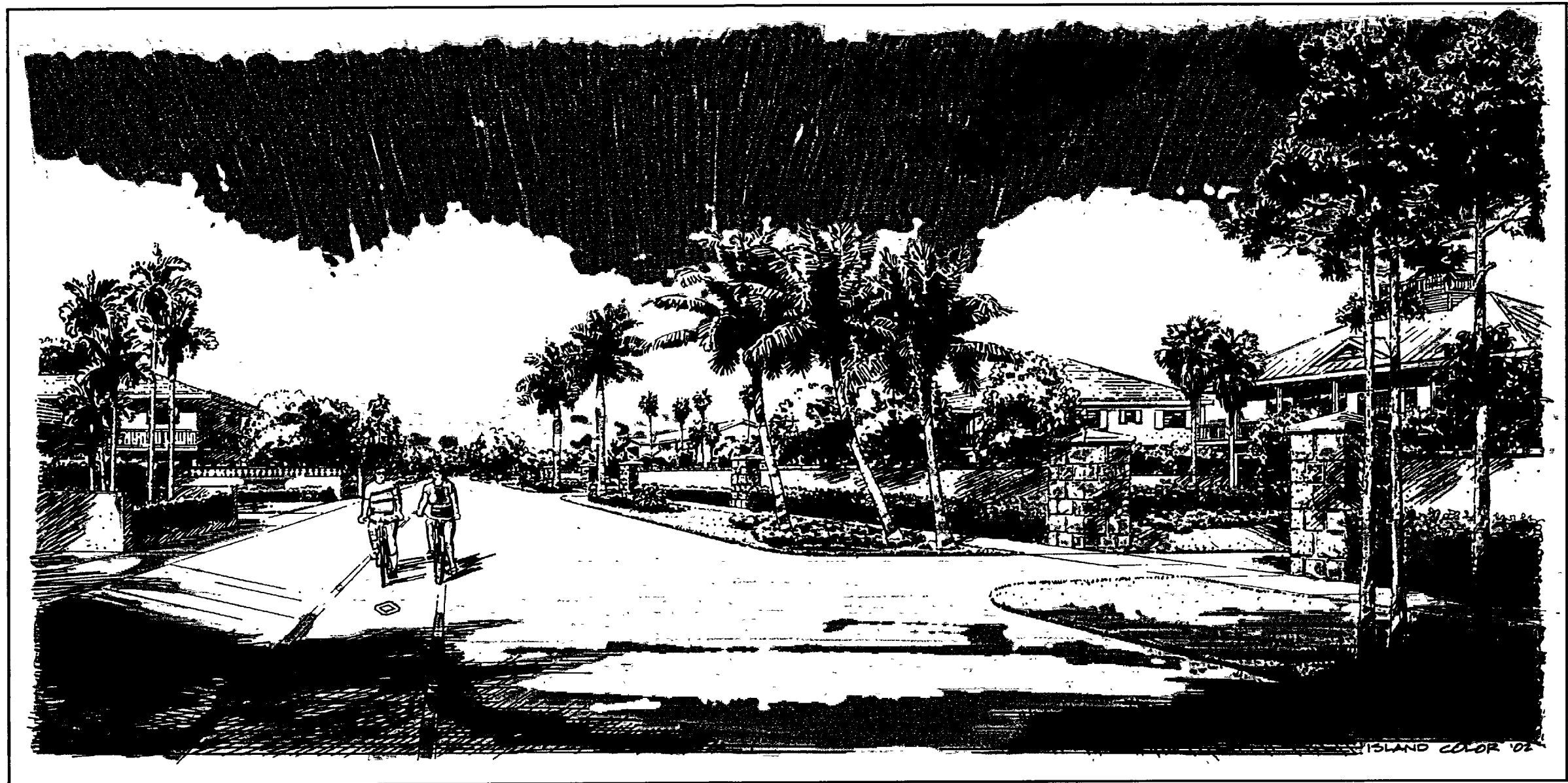


Entry Wall & Signage
for
Key Haven

Key West, Florida



View of Proposed Entry from U.S. 1



Proposed View on Key Haven Road Looking Towards U.S. 1



Existing View on Key Haven Road



TEXACO STATION

NEW 8'-0" WIDE
CENTER ISLAND
APPROX. 50'-0"
LONG

60'-0" RW

2'-8" SQ. COLS.
APPROX. 16'-6" HIGH

KEY HAVEN ROAD

2'-8" SQ. COL.
7'-8" HIGH
(TYPICAL)

8" BLOCK WALL
6'-0" HIGH
(TYPICAL)

SIGNAGE

2'-8" SQ. COL.
7'-8" HIGH
(TYPICAL)

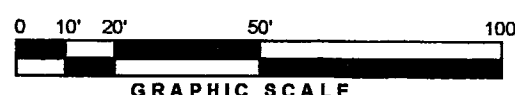
SIGNAGE

8" BLOCK WALL
6'-0" HIGH
(TYPICAL)

NWLY RW U.S. Highway No. 1

EXISTING RIP-RAP
BOULDER SHORELINE

200'-0"



NEIGHBORHOOD ENTRY SITE PLAN

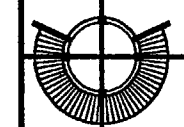
1" = 40'

U. S. HIGHWAY NO. 1
(400' RW)

The Craig Company
PLANNERS AND DESIGNERS
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Construction
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305-745-8819 FAX 305-745-6535
Richard M. McGarry
Florida Certified General Contractor #1310

ENTRY WALL & SIGNAGE FOR
KEY HAVEN
Key West, Florida



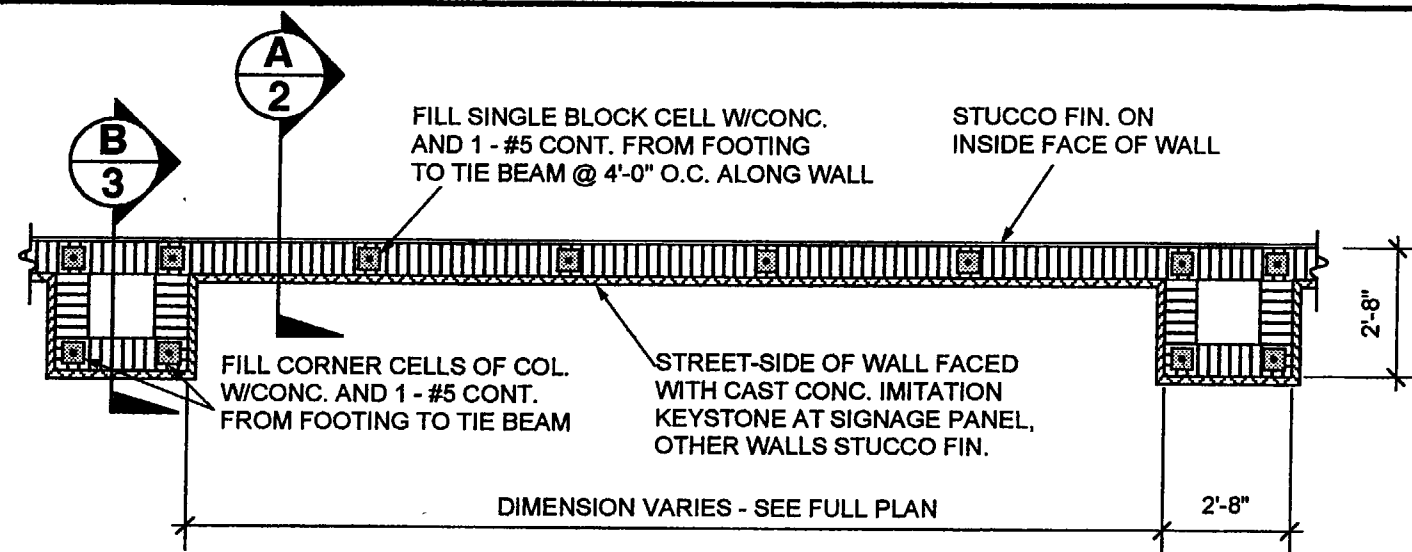
WILLIAM P. HORN
ARCHITECT, P.A.
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915 Eaton St. Key West, FL 33040
ph (305) 296-8302 fax: (305) 296-1033

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PLAN OF TYPICAL WALL BAY

1/4" = 1'-0"

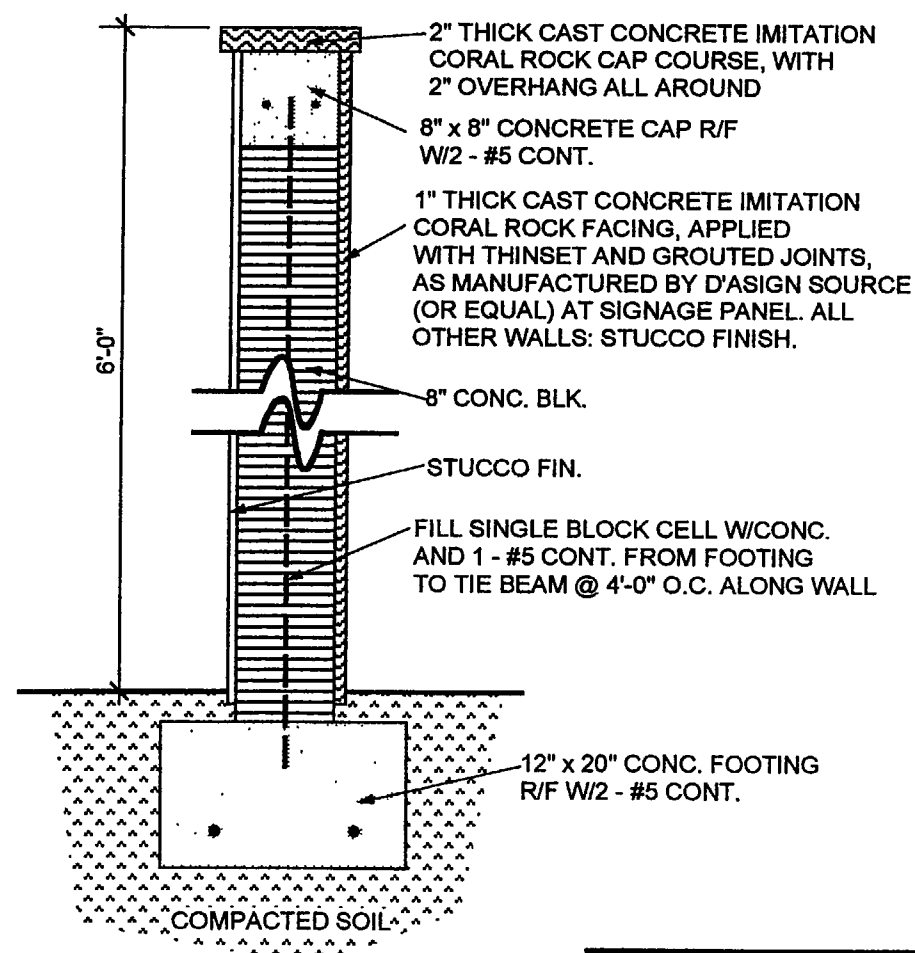
LETTERING ALTERNATES FOR ENTRY

KEY HAVEN (COPPERPLATE)

Key Haven (ERAS BOLD)

KEY HAVEN (PALATINO BOLD)

KEY HAVEN (MONA LISA)



SECTION

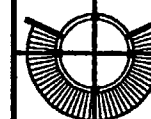
3/4" = 1'-0"

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PRECAST CONC. COL. CAP,
SMOOTH FINISH

PRECAST CONCRETE
IMITATION CORAL ROCK
CAP, 2" THICK

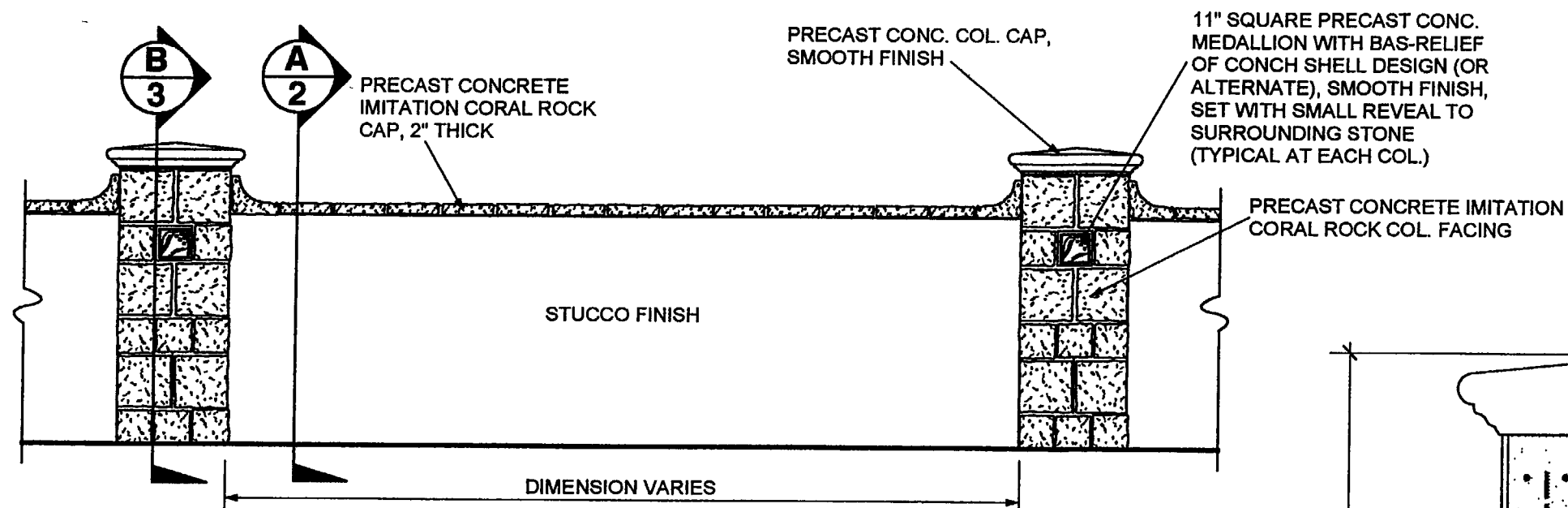
LETTERING COMPUTER-ROUTED FROM
1/2" ALUMINUM PLATE, APPROX. 15" HIGH,
PAINTED NATIONAL PARK BROWN,
SET 1" OFF WALL ON PINS,
TYPEFACE: HIROSHIGE BOLD (OR ALTERNATE)

11" SQUARE PRECAST CONC.
MEDALLION WITH BAS-RELIEF
OF CONCH SHELL DESIGN (OR
ALTERNATE), SMOOTH FINISH,
SET WITH SMALL REVEAL TO
SURROUNDING STONE
(TYPICAL AT EACH COL.)

PRECAST CONCRETE IMITATION
CORAL ROCK COL. FACING

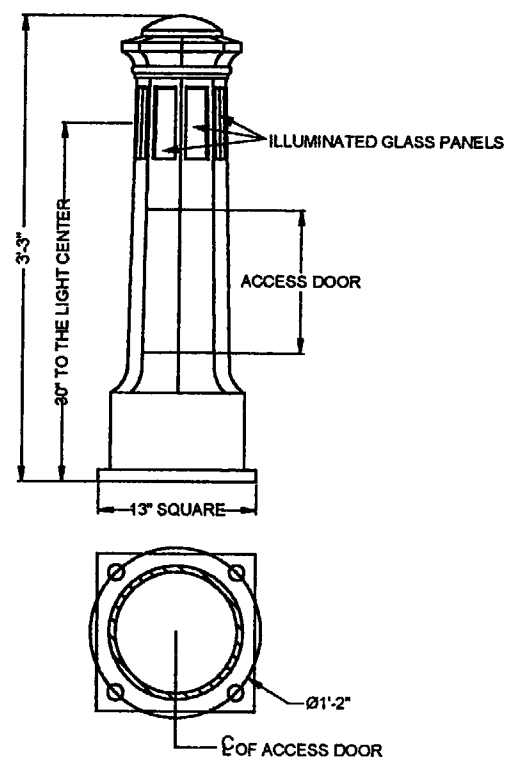
ELEVATION OF ANGLED CORNER WALL

1/4" = 1'-0"



ELEVATION OF TYPICAL WALL BAY

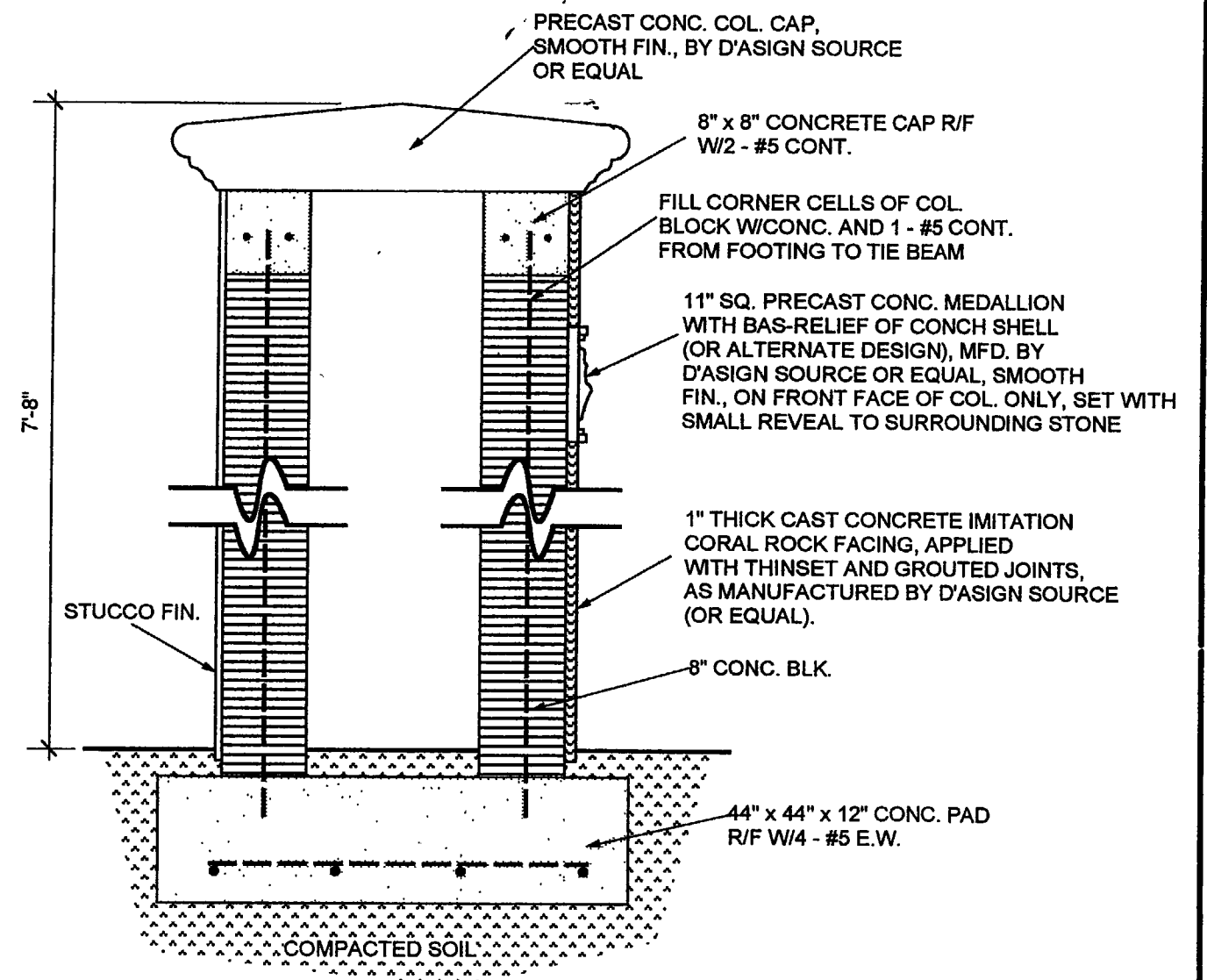
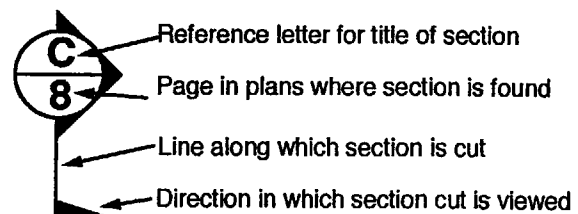
1/4" = 1'-0"



NEWBURYPORT LIGHTED IRON BOLLARD DETAIL

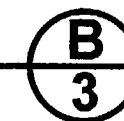
3/4" = 1'-0" MANUFACTURED BY SPRING CITY ELECTRICAL MFG. CO., #NP-L

SECTION REFERENCE MARKS



SECTION

3/4" = 1'-0"



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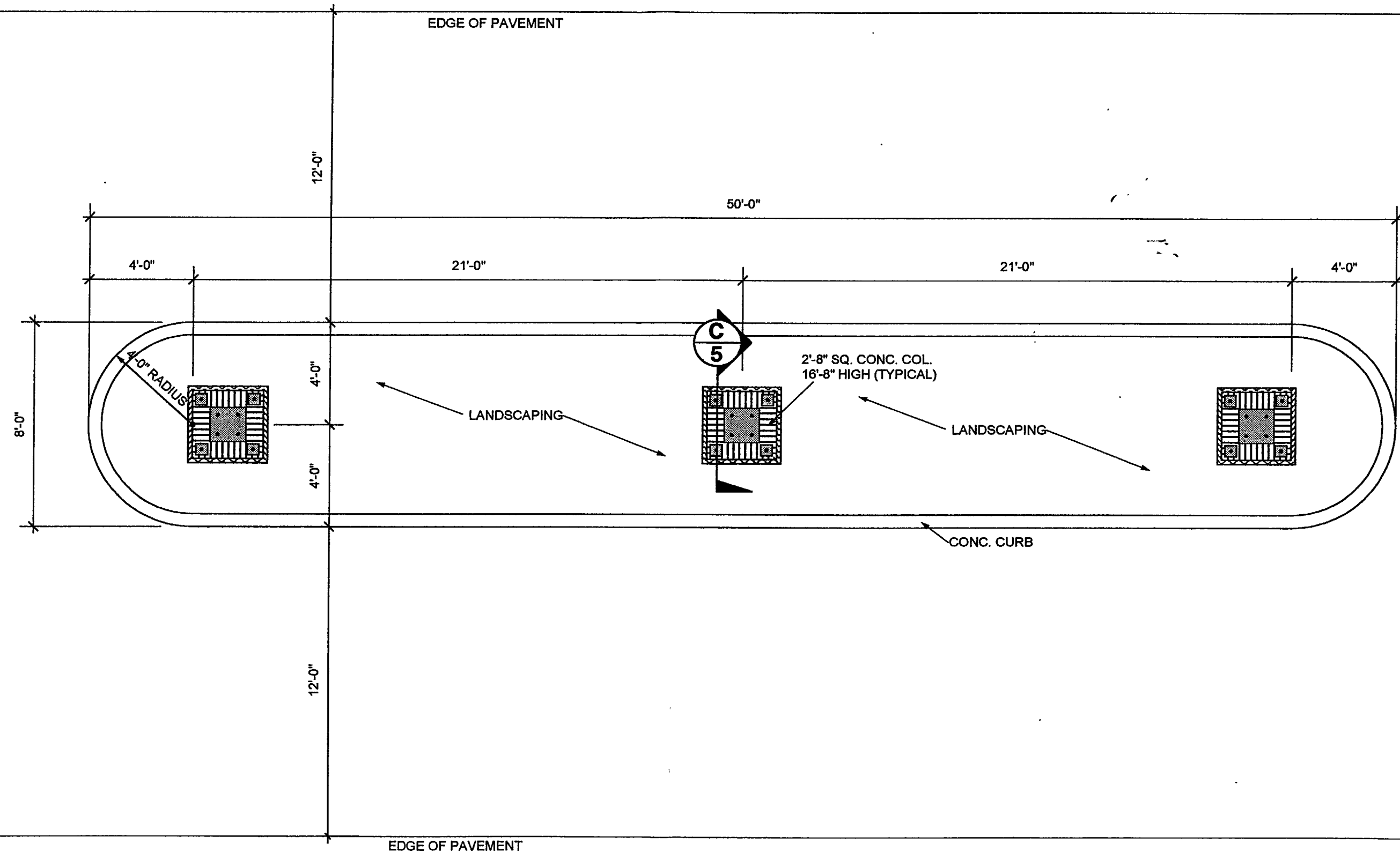
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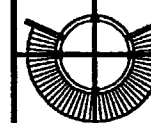
PLAN OF CENTER ISLAND

1/4" = 1'-0"

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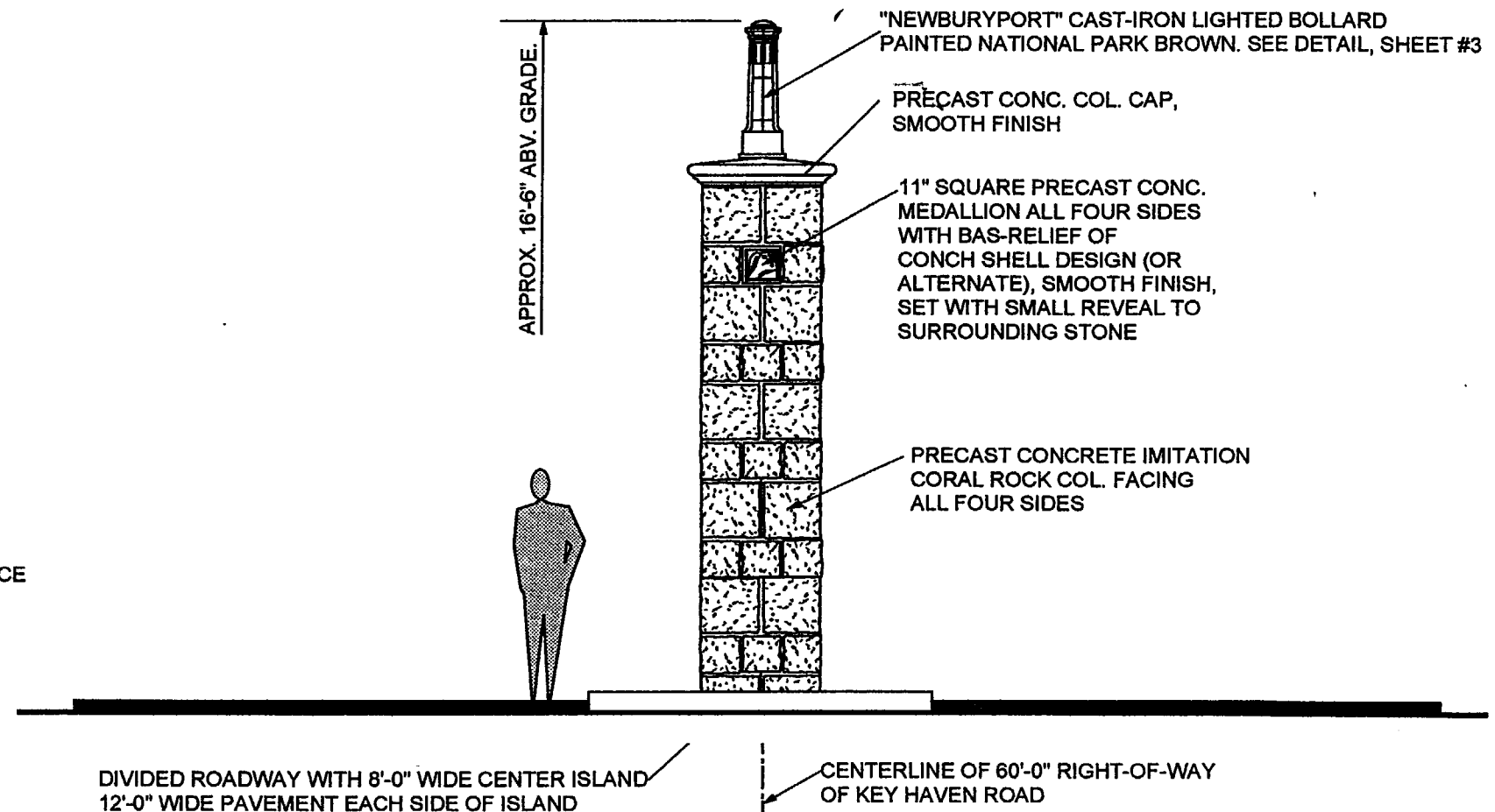
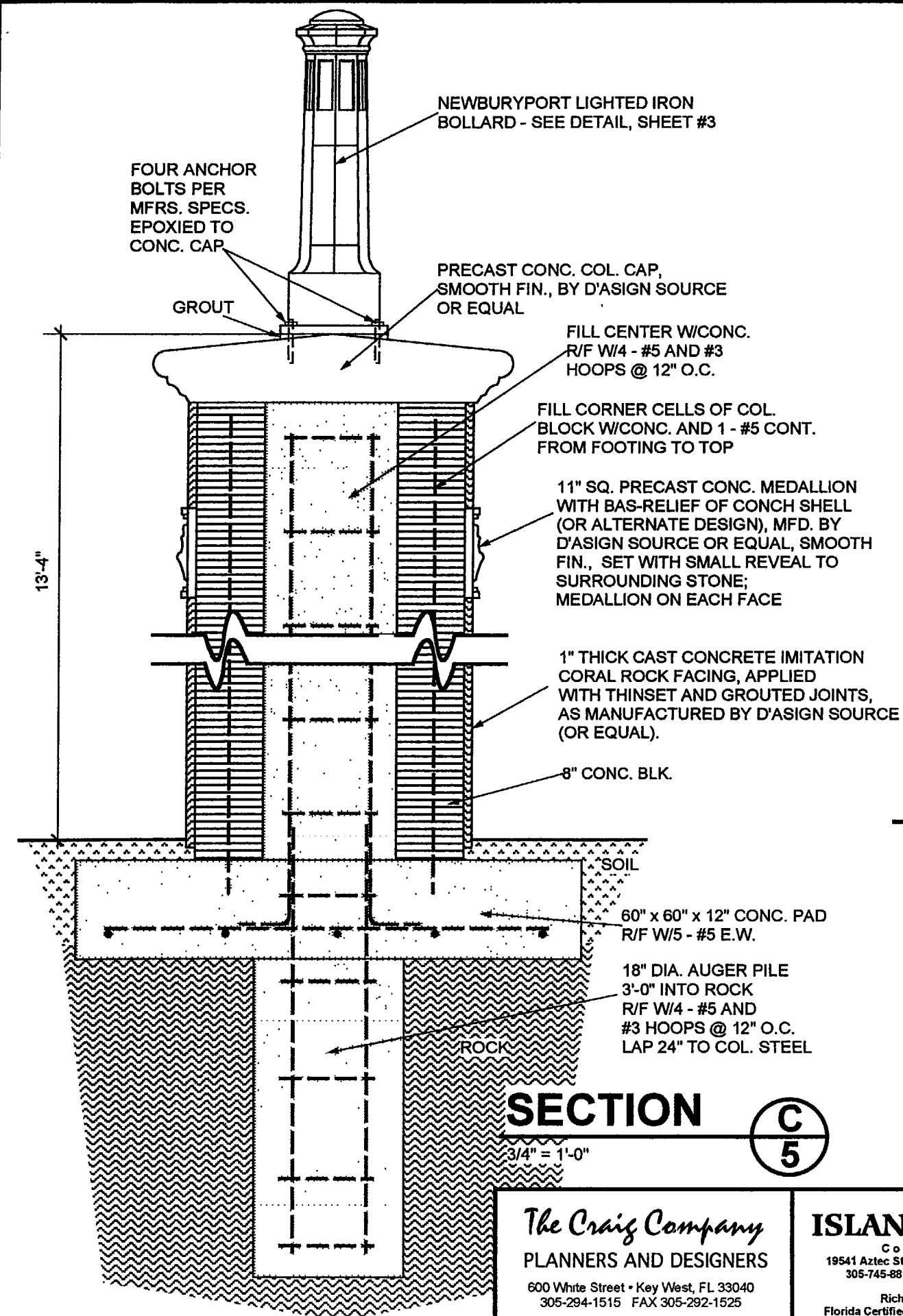
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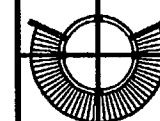
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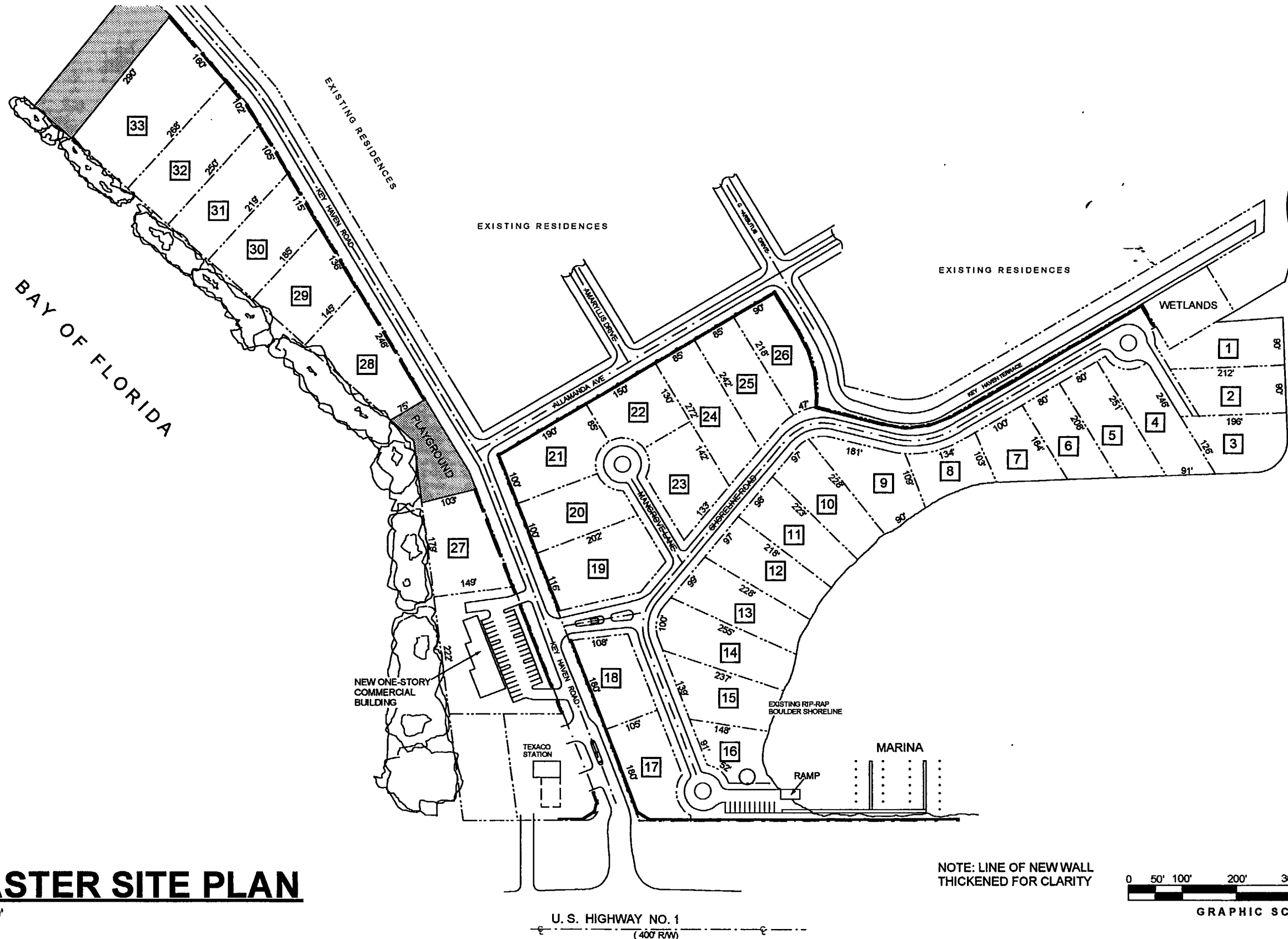
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MASTER SITE PLAN

1" = 200'

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